

# MAY 2005

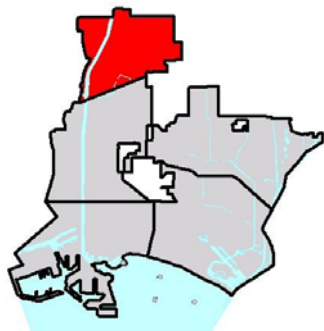
## North Long Beach Community Planning Bulletin

City of Long Beach ■ Department of Planning and Building  
Community and Environmental Planning Division

[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)



Revised May 11, 2005



The City of Long Beach is divided into five planning areas with a Community Planner assigned to each geographic area. This monthly bulletin is compiled by your community planner as a forum to update citizens on new developments and neighborhood issues as a way of keeping citizens involved in the planning process. Please contact Scott Mangum, North Long Beach Community Planner, at (562) 570-6435 or via email at [Scott\\_Mangum@longbeach.gov](mailto:Scott_Mangum@longbeach.gov) if you have questions about this bulletin.

This bulletin is also available on the internet at:  
[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)

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### PENDING CASES PREVIOUSLY REPORTED ON

#### **1. Conditional Use Permit for an Aircraft Engine Repair (Machine Shop) in the IG zone at 6105 Obispo Ave. (Case 0503-22) JW (see Attachment 14)**

Tim's Aircraft Engines, currently located in Hawaiian Gardens, repairs small aircraft engines. The one-story, 39,365 SF industrial development (Case 0208-15) was approved through Staff Site Plan review in October 2002. The westerly portion of the property is zoned IG, General Industrial and the easterly portion is IL, Light Industrial. The 9,928 SF building number 3, address number 6105, is zoned IG. The proposed use requires a Conditional Use Permit in the IG zone. A proposed condition of approval would require a test of the soundproof engine testing room by a noise consultant.

The Planning Commission **Public Hearing** is scheduled for **May 19, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

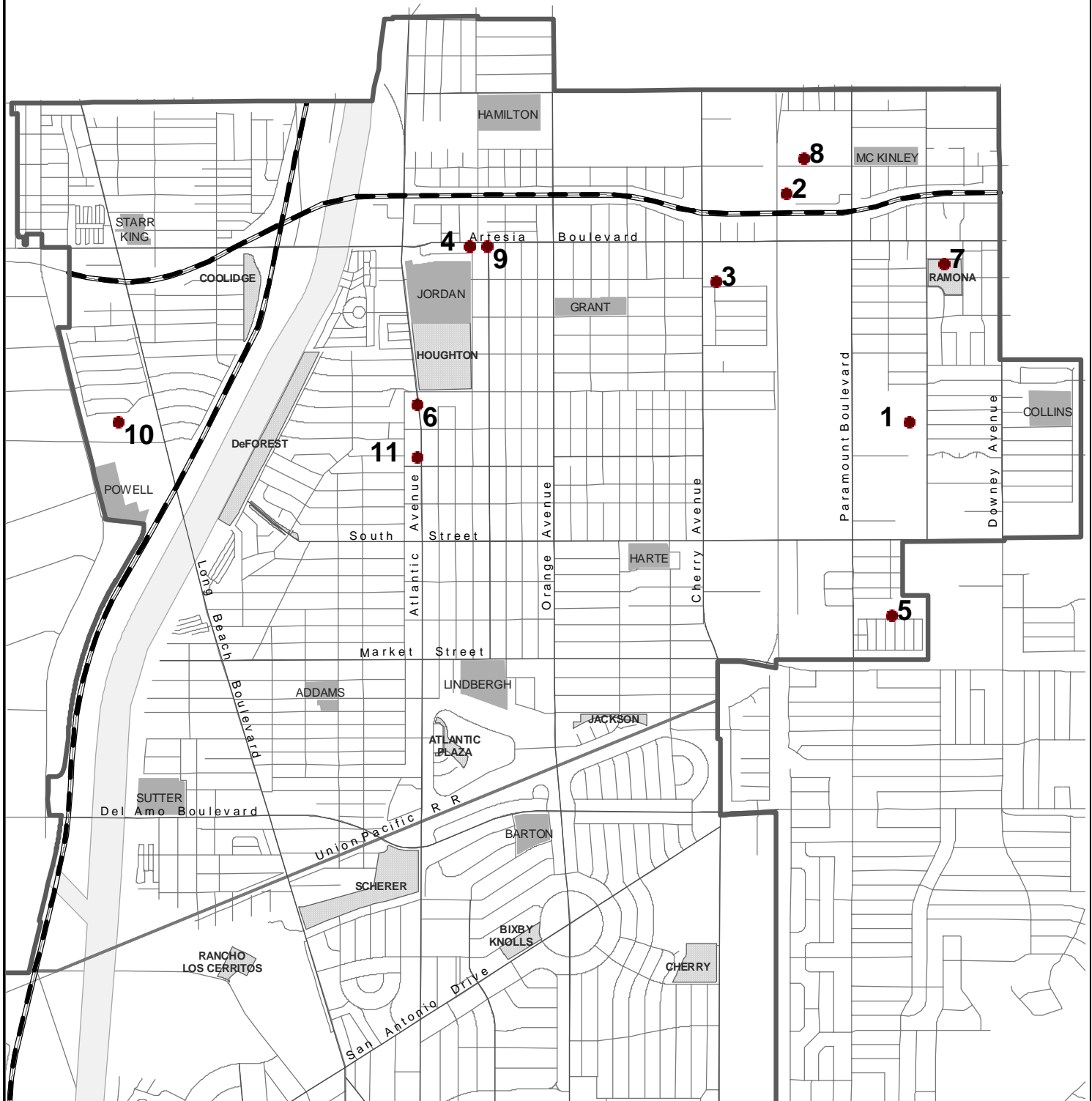
#### **2. Modification of a Conditional Use Permit for a proposed LNG fueling station and tank at 2531 E. 67<sup>th</sup> St. (Case 9805-11, 9805-18) DB (see Attachment 13)**

A new 50-foot high (12' diameter) Liquefied Natural Gas (LNG) storage tank and fueling station at the Consolidated Disposal Service yard at 2531 E. 67th Street is proposed. Consolidated states that the use of cleaner burning LNG vehicles, replacing the current diesel-fueled vehicles, will be phased in over time with 57 to be in operation by 2006 and 141 by 2012. The location of the new fueling station would be in close proximity to the existing diesel fueling station at the Western edge of the site near the Union Pacific Railroad tracks. Negative Declaration 07-05 will be prepared to evaluate potential environmental impacts.

The City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. The current request requires a modification of the 1998 approval.



# North Long Beach - Site Location Map



 Schools  
 Parks



1000 0 1000 2000 Feet

1. 6105 Obispo Ave. – CUP for Aircraft Engine Repair (5/19 PC)
2. 2531 E. 67<sup>th</sup> St. -Mod to CUP, ND - LNG Tank & Fueling Station (6/16PC)
3. 6510 Cherry Ave. – SSPR & AUP for Caretaker Unit & Crematorium
4. 990-992 E. Artesia – CUP for Church (PC)
5. 2910 E. 55<sup>th</sup> Way – Mod to SPR, Time Extension 55<sup>th</sup> Way Park (5/19 PC)
6. 6160 Atlantic Ave. - CUP for Church (PC)
7. 3301 E. 65<sup>th</sup> St. – CUP for Monopole (PC)
8. 2501 E. 68<sup>th</sup> St. - MND for Solid Waste Facility Permit



The Planning Commission **Public Hearing** is tentatively scheduled for **June 16, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

**3. Staff Site Plan Review and AUP for a second story addition for caretaker residence and a crematorium at 6510 Cherry Ave. (Case 0502-10) JR (see Attachment 3)**

A 1,795 SF second story caretaker's residence addition to an existing mortuary and a new crematorium are proposed at 6510 Cherry Avenue. Mortuaries are allowed by right in the CCA (Commercial Community Automobile-Oriented) zone, however, a caretaker's residence requires an Administrative Use Permit. A Crematorium is allowed as an accessory to a mortuary.

The Staff Site Plan Review committee reviewed the site plan and design of the proposed addition. Under the proposed plan setback variances would be required for the second story addition and a parking variance would be required. Staff would not support a variance for less than the number of parking spaces required. A redesigned plan would come back to the Staff Site Plan Review committee and the AUP request would go to a noticed public hearing.

**4. Conditional Use Permit for a Church at 990-992 E. Artesia Blvd. (Case 0501-16) JW (see Attachment 7)**

The existing two-story structure, built in 1965 as a retail building, is located at 990-992 E. Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The Iglesia de Dios Israelita currently conducts services at this location and was cited by the City's zoning enforcement division for operating without a CUP. The applicant shall request a special building inspection to identify possible building code issues and shall provide a parking plan that addresses the deficiency in code required parking. Three parking spaces are provided on site. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed.

**5. Modification to Site Plan Review and Time Extension for new Park at 2910 E. 55<sup>th</sup> Way (Case 0307-02) LF (see Attachment 1)**

The site plan for a new 5.8-acre park at 2910 E. 55<sup>th</sup> Way was originally approved by the Planning Commission February 5, 2004. The modification requests to replace portions of the previously approved keystone retaining wall and CMU block wall with a metal fencing system. The applicant stated that cost, durability, geotechnical load bearing issues, and visual context within the site are factors that resulted in the request for modification. A reduction in landscaping is also proposed. A lighting plan will be submitted for review of the Police Department.

The approved plan incorporates the following fence/wall configuration: Northern Site Boundary- keystone retaining wall with combination of CMU block retaining/freestanding wall and metal fence; Eastern- three CMU block retaining/freestanding walls; Southern- CMU block retaining wall with either CMU block freestanding wall or metal fence on top of it;



Western- CMU block retaining wall with either a CMU block freestanding wall or metal fence on top. The modification requested is shown in Attachment 1.

An addendum to the Environmental Impact Report will be prepared due to proposed changes in the fencing material and parking along 55<sup>th</sup> Way.

The Planning Commission **Public Hearing** is tentatively scheduled for **May 19, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

**6. Conditional Use Permit and Standards Variance for a Church at 6160 Atlantic Ave. (Case 0412-27) JR (see Attachment 10)**

The existing structure was originally built in 1955 and used for commercial retail, is located at 6160 Atlantic Avenue. The wedge shaped lot measures 50' wide along Atlantic, 62' wide along the alley and 105' deep. Churches are permitted in the CNA (Commercial Neighborhood Automobile-Oriented) zone with a Conditional Use Permit. The Miracle of Faith Church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. The applicant proposes off-site parking at the Sav-On Drug store located at 6000 Atlantic Avenue. This arrangement would require a Standards Variance because off-site location is located greater than 600' from the Church entrance. An additional variance would be required if this off-site parking arrangement was not deed restricted. The applicant shall request a special building inspection to identify possible building code issues. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed.

**7. Conditional Use Permit for Monopole at 3301 E. 65<sup>th</sup> St. (Case 0412-13) LH (see Attachment 6)**

The applicant proposes removing an existing 60' high light standard used to illuminate the baseball field at Ramona Park and replacing it with a 70' high light standard/monopole with a 2' diameter. A 15' by 15' equipment area, enclosed by an 8' high block wall, is proposed adjacent to an existing storage building. The block wall would use paint and stucco to match the existing storage building. A Conditional Use Permit is required for cellular monopoles in Park zones.

The Planning Commission Public Hearing is on hold while the Parks, Recreation, and Marine Department negotiates the contract and sends it to their Parks and Recreation Commission.

**8. Mitigated Negative Declaration (Environmental Review) for revision of Solid Waste Facility Permit at Bel-Art Waste Transfer Station, 2501 E. 68<sup>th</sup> St.**

Bel-Art Waste Transfer Station, located at 2501 E. 68<sup>th</sup> Street, has applied to the County of Los Angeles Department of Health Services for a revision of their Solid Waste Facility Permit to allow an increase in the amount of material delivered to the facility from the current legal maximum of 1,500 tons per day to 4,000 tons per day. Bel-Art receives and temporarily stores non-hazardous municipal solid waste, greenwaste, and recyclable materials, and subsequently consolidates and transfers this material to disposal sites and recycling facilities.



Waste is delivered primarily by commercial waste collectors, but Bel-Art also accepts waste from the general public.

As background, the City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. Negative Declaration 26-98 was also certified at this time.

The County of Los Angeles DHS, Solid Waste Management Program, received written comments related to the Mitigated Negative Declaration through October 25, 2004. According to a March 6, 2005 letter from LA County, senior management staff may decide whether to certify the Mitigated Negative Declaration. The City of Long Beach Environmental Officer responded to the Mitigated Negative Declaration with a letter commenting on the Noise, Traffic, and Air Quality sections of the document. At its October 19<sup>th</sup> meeting, the Long Beach City Council voted unanimously to adopt a resolution in opposition to the proposed solid waste facility permit revision for the Bel-Art Waste Transfer Station.

The Los Angeles County Department of Health Services, Solid Waste Management Program heard testimony at a Public Hearing on October 29, 2004, at McKinley Elementary School. Approximately 150 residents attended. If the Solid Waste Facility Permit revision were to be approved by the LA County Solid Waste Management Program, there would be a second hearing held by the California Integrated Waste Management Board prior to final consideration of the permit revision.

As of March 6, 2005 both the Solid Waste Facility Permit Revision and the certification of the Mitigated Negative Declaration are still **pending**.

**9. Conditional Use Permit and Standards Variance for a Church at 1000 E. Artesia Blvd. (Case 0407-05) DB (see Attachment 2)**

The existing structure, originally used for commercial retail, is located at the Southeast corner of California Avenue and Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. A standards variance for number of parking spaces is requested. Twelve onsite parking spaces are present where approximately 35 are required by code depending on the floor plan. The property owner stated that he would explore shared use parking with the adjacent auto repair shop directly West of the church. A special inspection by a building inspector has been completed; exiting and ADA access issues will need to be addressed through building plan check. The Planning Commission Public Hearing date will be determined once more detailed floor and parking plans are received.

**ACTIONS ON COMPLETED CASES**

**10. Staff Site Plan Review for Cellular Antenna Addition to existing single story building at 161 W. Victoria St. (Case 0502-27) LH (see Attachment 11)**

The applicant, Nextel Communications, proposes the addition of twelve roof-mounted antennas, surrounded by screen walls to match the building, and an equipment shelter, to be located at the rear of the building on the ground level, to an existing industrial building at 161



W. Victoria Street. The design was **approved** through Staff Site Plan Review. Attached/roof mounted cellular and personal communication services are permitted by right in all industrial zones, but are subject to special development standards and must be reviewed through Staff Site Plan Review.

**11. Conditional Use Permit for off-site beer and wine sales at an existing full-service market, 6001 Atlantic Ave. (Case 0502-18) JW (see Attachment 4)**

The 4,000 SF La Bodega Market currently sells groceries, including meat and produce. Grocery stores of less than 20,000 SF require a CUP to sell alcohol as an accessory use. Updated statistics from ABC show that census tract (5703.01) currently has 4 off-sale licenses (5 is the recommended maximum) and is located within a high-crime reporting district. District 242 reported 265 offenses. 212, or 120% of the average, is considered high crime. The market and adjacent Laundromat would require 23 spaces using current parking standards, where 20 are present.

The Planning Commission **approved** the Conditional Use Permit request, subject to conditions, at its April 21, 2005 hearing. Conditions include: limiting hours of operation from 7:00 am to 9:00 pm; requiring that the market sell fresh fruits, vegetables and meat; prohibiting the sale of malt liquor beer and fortified wines; requiring the removal of exterior payphones; and providing a security plan to the satisfaction of the Police Department.

### **ANNOUNCEMENTS**

**12. NLB Community Planning Bulletin Weblink and Email List**

In an effort to make this document more timely and accessible, the North Long Beach Community Planning Bulletin is available on the internet at: <http://www.longbeach.gov/plan/pb/cpd>. An email list that is used for notification when the new monthly bulletin is available online, or when a revision has been posted for viewing has also been created. If you would like to be added to the email list, please contact me with your email address.

**13. Long Beach General Plan Update: Land Use and Mobility Plans. Economic Development Plan/Jobs and Business Strategy meetings May 11 and 18. Next Cluster Meeting tentatively scheduled for June 1, 6:30pm at Houghton Park**

The Advance Planning Division is currently working with a team of land use and transportation professionals and members of the Long Beach community to update the City's land use and transportation/mobility plans. Prior to the first meetings in January 2004, each Advisory Committee was provided with information on the City's current land use and transportation plans applicable to each cluster area. At the meetings comments were solicited on what the participants perceived to be the critical land use and mobility issues facing their clusters. This information was compiled into a report titled "Framework for Land Use and Mobility Elements Update – Community Cluster Input Summary."

A second round of meetings was held in March where the highlights of the socioeconomic profile and analysis of current conditions and trends were shared in the City's "Technical Background Report". At the May Community Cluster meeting, participants discussed the implications of these findings and examined the toolbox of planning policies and solutions



that can be used to address the challenges facing the community. The June Cluster meeting allowed participants to map out their suggested land use alternatives for North Long Beach. The January 2005 meeting involved cluster members defining their preferred land uses for many of the corridors in North Long Beach. In March the economic feasibility of a variety of development types was presented, input from the Citywide General Plan workshop was received, and cluster members voted on preferred land uses.

On May 11<sup>th</sup> (6:30 pm at Millikan High School) and May 18<sup>th</sup> (6:30 pm at California Recreation Center) presentations will be given regarding the relation of the Land Use Element update to the City's ongoing Jobs and Business Strategy and Economic Development Element plans.

Maps, demographic information, reports, documents, committee cluster input, and other information is now available online at the General Plan Update website:

[http://www.longbeach.gov/apps/advance\\_plan/index.html](http://www.longbeach.gov/apps/advance_plan/index.html)

### **IMPORTANT PHONE NUMBERS**

Council Member (8 <sup>th</sup> District), Rae Gabelich	(562) 570-6685
Council Member (9 <sup>th</sup> District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing, Marlene cyarron@longbeach.gov	(562) 570-9825
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance & Building Code Enforcement	(562) 570-6421
Zoning Code Enforcement	(562) 570-7497
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel	(562) 256-1920
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867



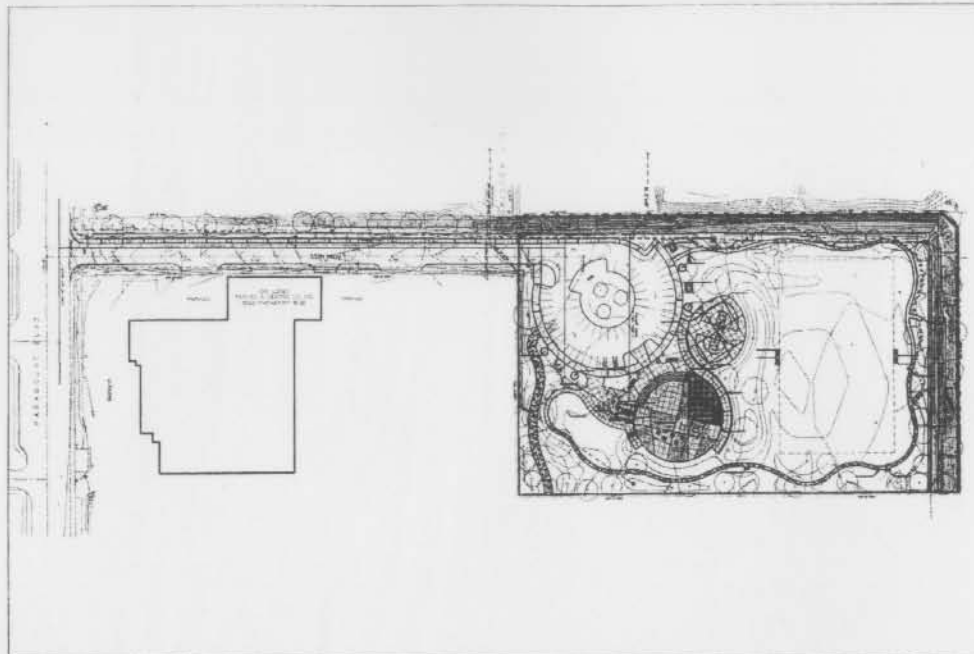
# ATTACHMENT 1

## 55th WAY NEIGHBORHOOD PARK

2910 East 55th Way  
Long Beach, California

### PROPERTY BOUNDARY FENCING AND GATES DESIGN DEVELOPMENT PACKAGE

Issued for Review  
January, 11 2005



SITE PLAN

N.T.S.

#### OWNER/DEVELOPER

CITY OF LONG BEACH

DEPT. OF COMMUNITY DEVELOP.  
333 WEST OCEAN BLVD.  
LONG BEACH, CA 90802  
Tel: 562.570.6479  
Fax: 562.570.6215

#### SITE PLANNING AND LANDSCAPE ARCHITECT

EDWARD D. STONE JR.  
AND ASSOCIATES

1520 A CLOVERFIELD BLVD.  
SANTA MONICA, CA 90404  
Tel: 310.315.1086  
Fax: 310.315.0916

#### ARCHITECT

RANDALL STOUT ARCHITECTS INC.

12964 WASHINGTON BLVD.  
LOS ANGELES, CA 90066  
Tel: 310.827.6676  
Fax: 310.827.6879

#### CIVIL ENGINEER

EARTH TECH INC.

300 OCEANGATE, SUITE 700  
LONG BEACH, CA 90802  
Tel: 562.951.2275  
Fax: 562.951.2086

#### STRUCTURAL ENGINEER

JOHN A. MARTIN & ASSOC.

1212 S. FLOWER STREET  
LOS ANGELES, CA 90015  
PHONE: 213.483.6400  
FAX: 213.483.3064

#### BUILDING ENGINEER

GOTAMA BUILDING  
ENGINEERS, INC.

13160 MINDANAO WAY  
MARINA DEL REY, CA 90292  
PHONE: 310.827.3332  
FAX: 310.822.5511

#### IRRIGATION SYSTEM

RUSSELL-RETAN GROUP

1339 TIERRA DRIVE  
THOUSAND OAKS, CA 91362  
Tel: 805.496.5758  
Fax: 805.379.1947

#### LIST OF DRAWINGS

#### Wall Details and Drawings

0.00	COVER SHEET
1.00	SITE PLAN
2.00	NORTH BOUNDARY WALL
3.00	EAST BOUNDARY WALL
4.00	SOUTH BOUNDARY WALL
5.00	WEST BOUNDARY WALL

#### General Notes:

These drawings are submitted to the City of Long Beach for review and approval prior to any release for bidding and/or construction. Contractors shall receive all bid information, instructions, bid forms, general forms and conditions, and all other required clarification from the Owner's Representative administering this project. Unless otherwise indicated, the Contractor will also be required to coordinate and correspond with the Landscape Architect at EDSA.

#### PLEASE NOTE:

**Mitigation Measure 28:** An eight foot tall sound absorbing wall (STC 27) shall be installed along the park active areas on the southern and eastern property lines providing visual surveillance is protected.

This package represents the revised conditions of 55th Way park as adhered to by decisions made with the city project manager. The originally specified CMU walls have

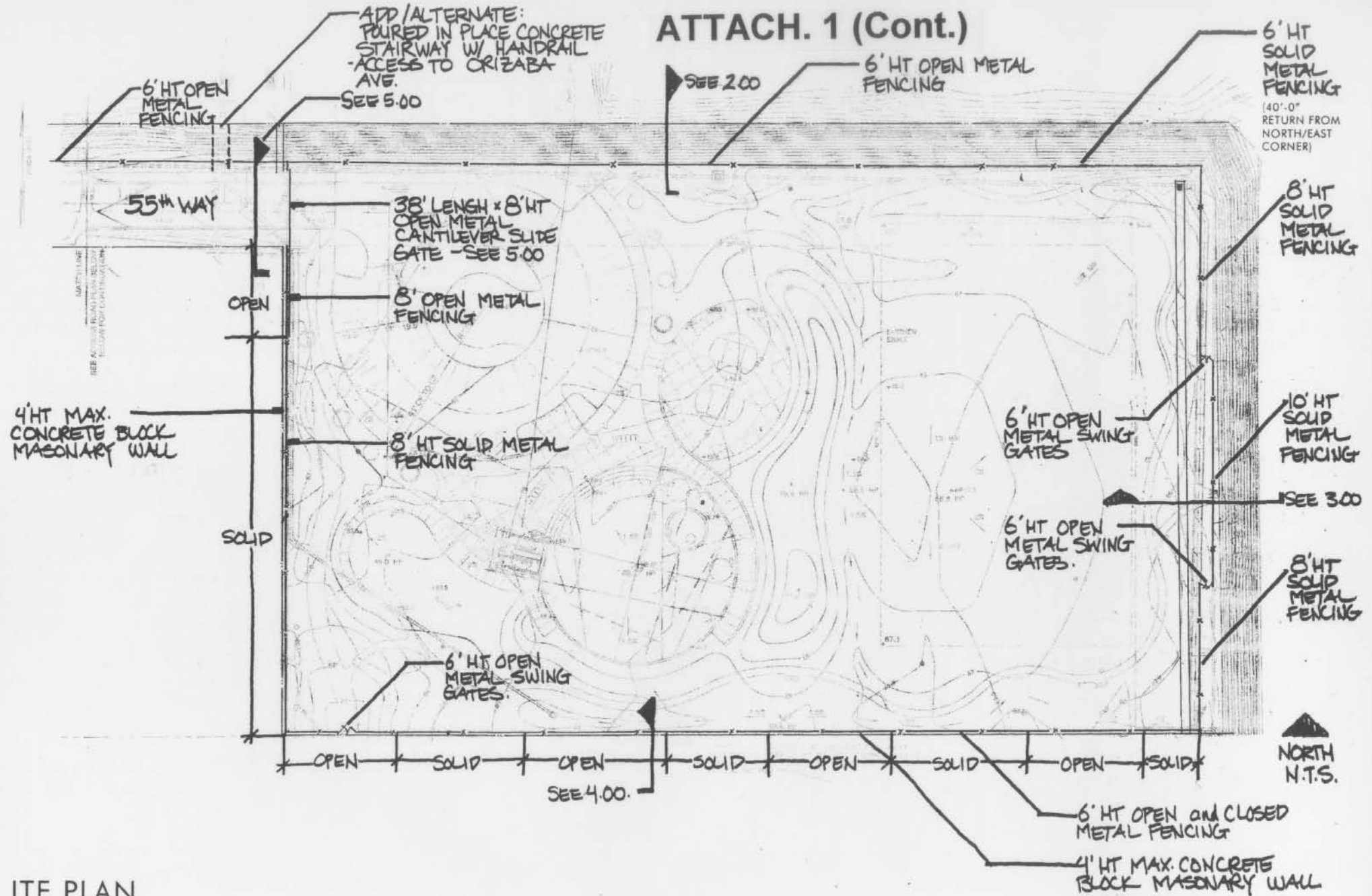
been replaced by the fences specified in this document. The southern and eastern portion of the site have been replaced by a 5'-6" max. CMU retaining wall with a 6' fence that sits just inside the wall. (see sheet 1.00). The eastern portion of the site consists of a 8'-10' ht. solid metal fencing system.

In this regard the Sound absorbing qualities of the boundary walls no longer adhere to the standard of the previously specified CMU system. The change in material is the direct cause of this and while the metal fencing system will work to deflect sound it will not have the absorption qualities of CMU.

EDSA had addressed this issue by providing a planted barrier in these areas of the site that will discourage direct play and also help absorb sound. Cost, durability, and visual context within the site were factors in making the decision to go with a metal fencing system. Geo-technical factors also determined a change in the bearing load of the wall.



# ATTACH. 1 (Cont.)



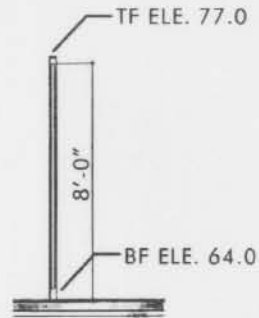
ITE PLAN



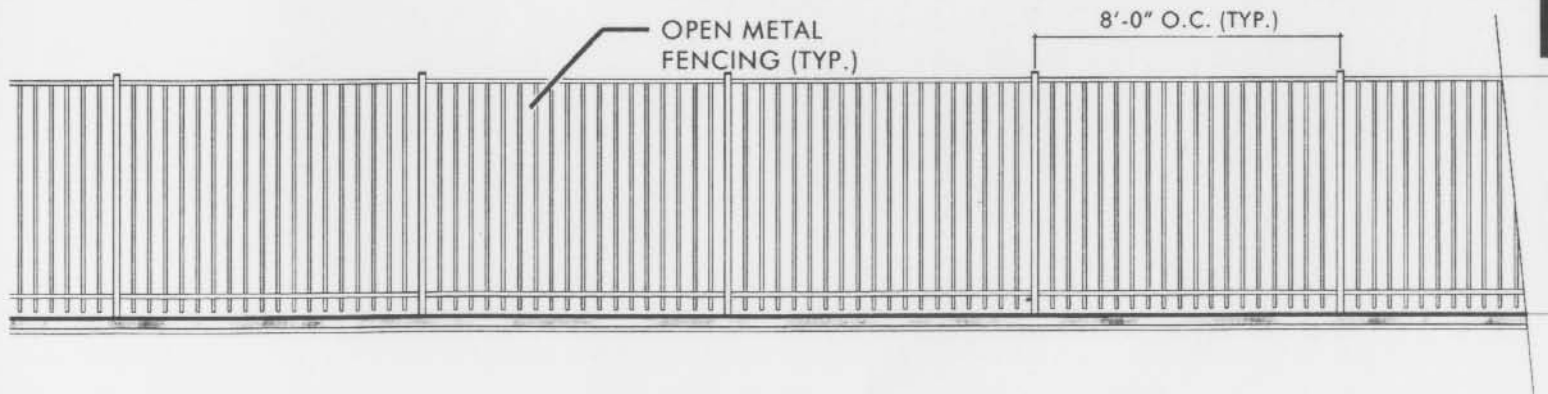
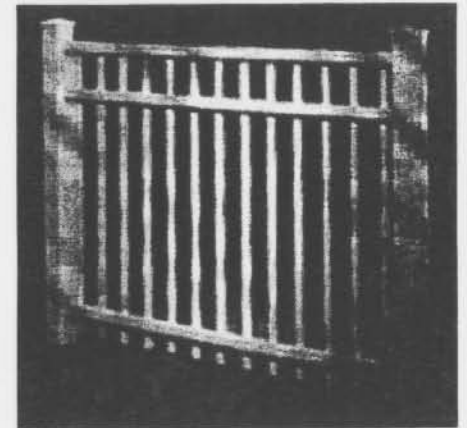
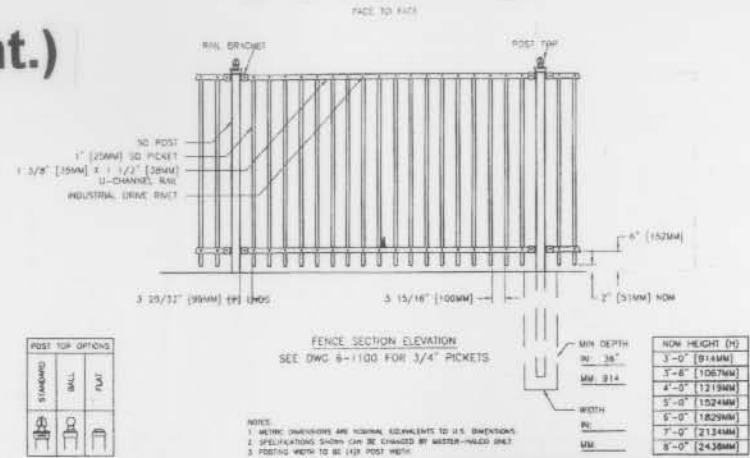


PROPOSED PLANTING ON  
2:1 SLOPE -  
COTONEASTER DAMMERI

## ATTACH. 1 (Cont.)



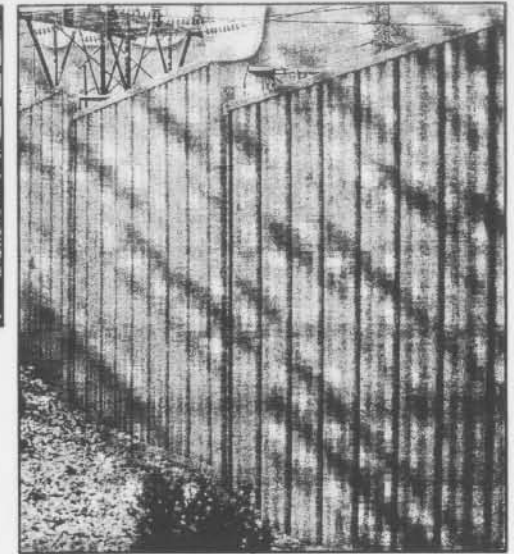
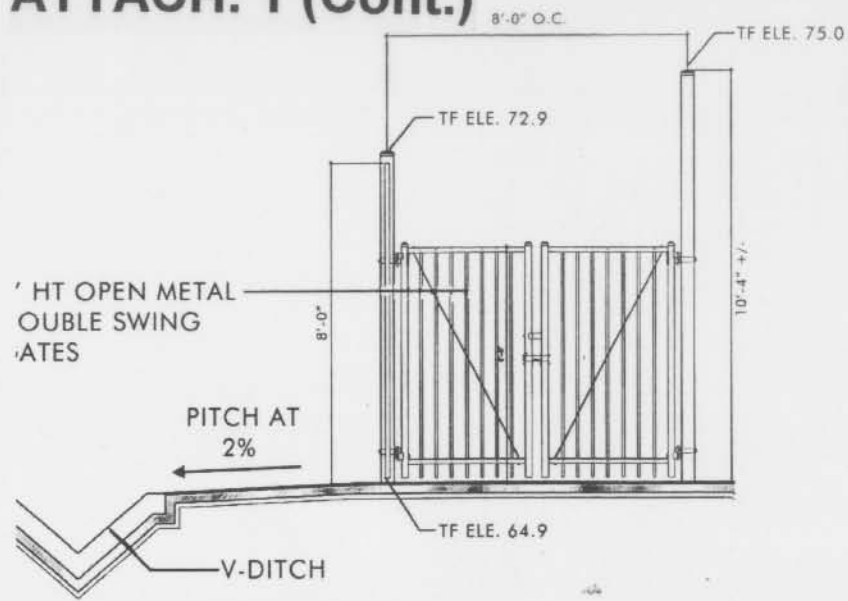
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N.T.S



NORTH BOUNDARY

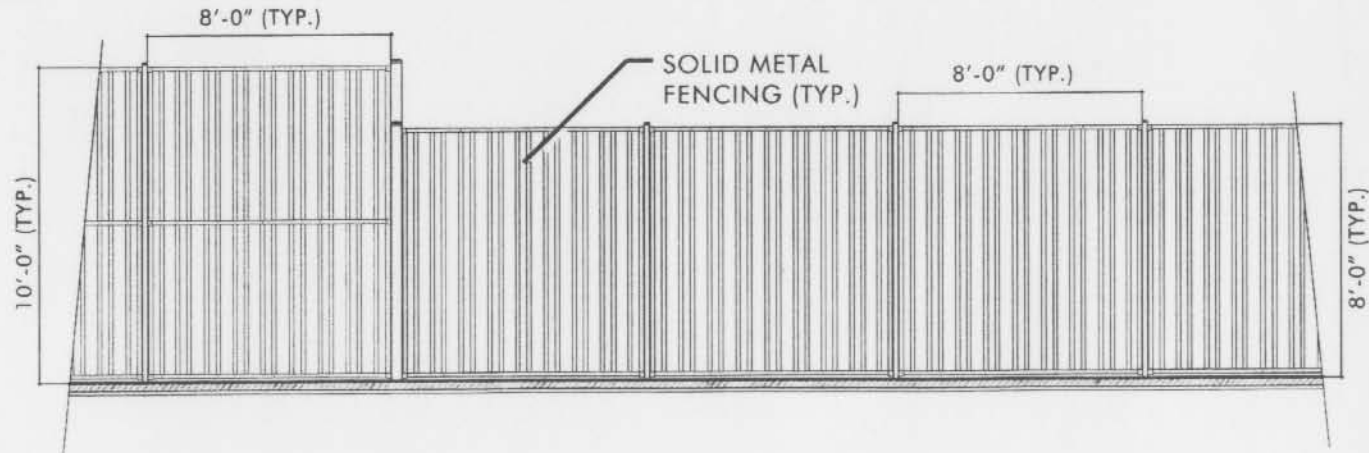


# ATTACH. 1 (Cont.)



BOUGAINVILLEA TO CLIMB AND SPREAD IN DESIRED AREA BEHIND FENCING

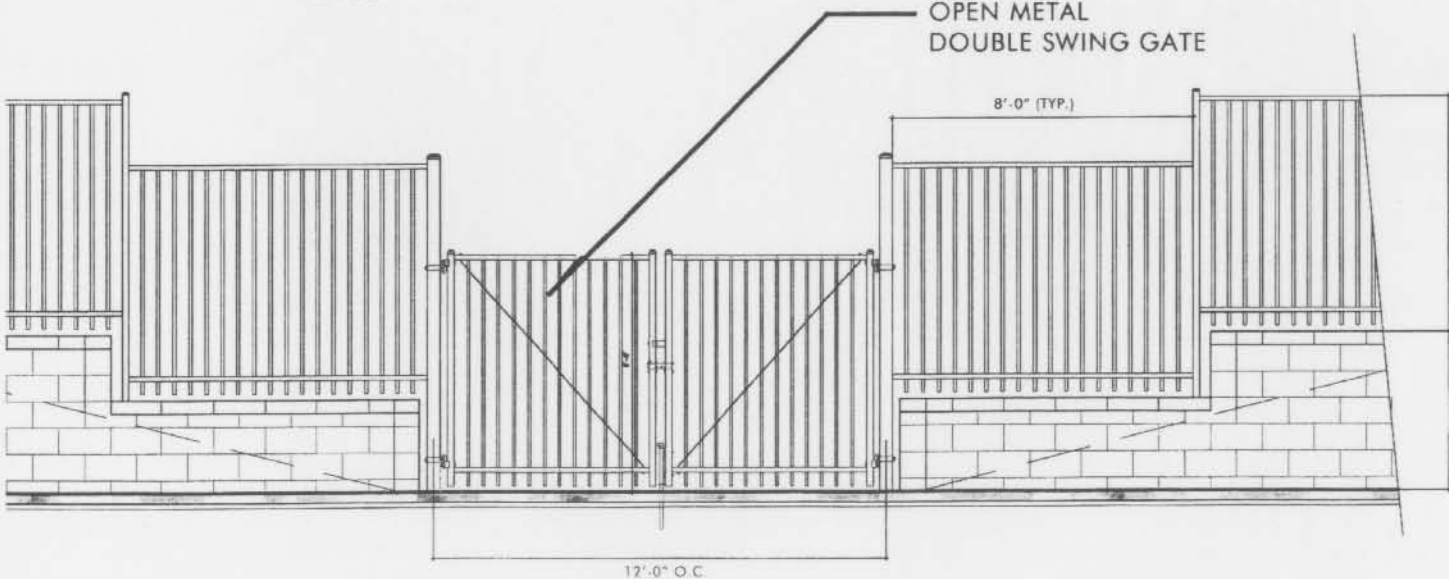
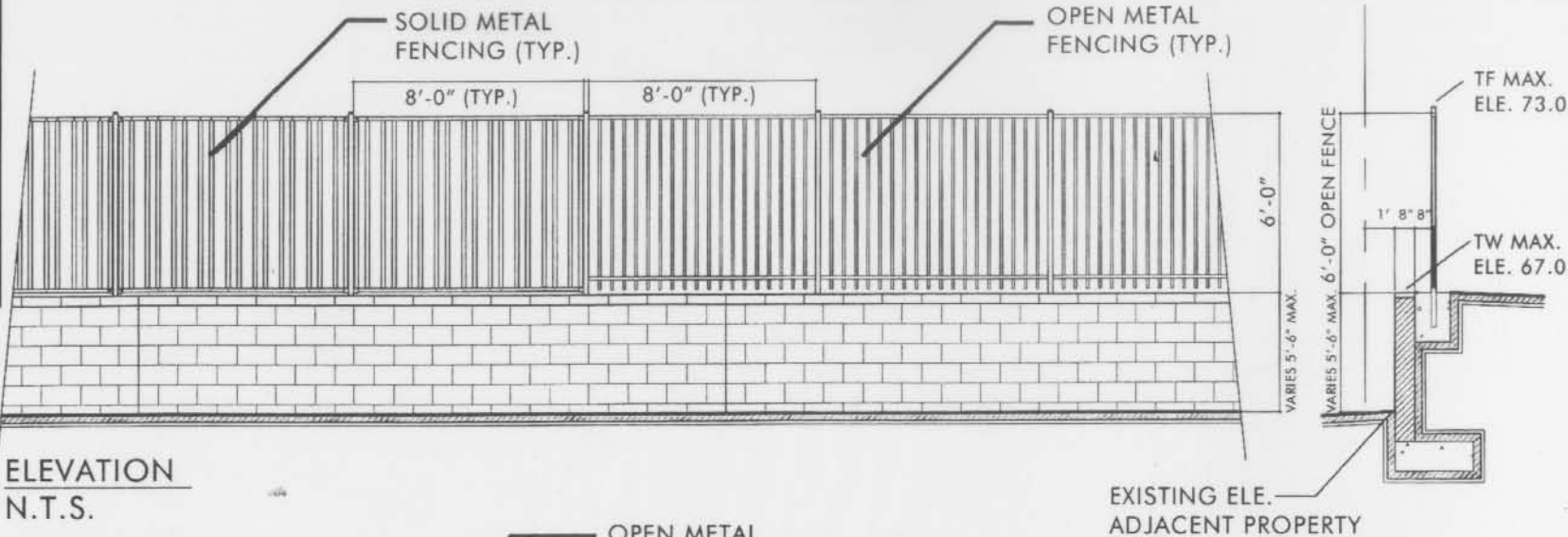
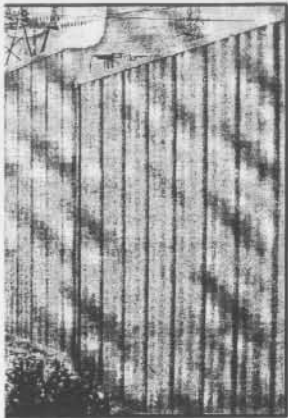
SECTION / ELEVATION  
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EAST BOUNDARY

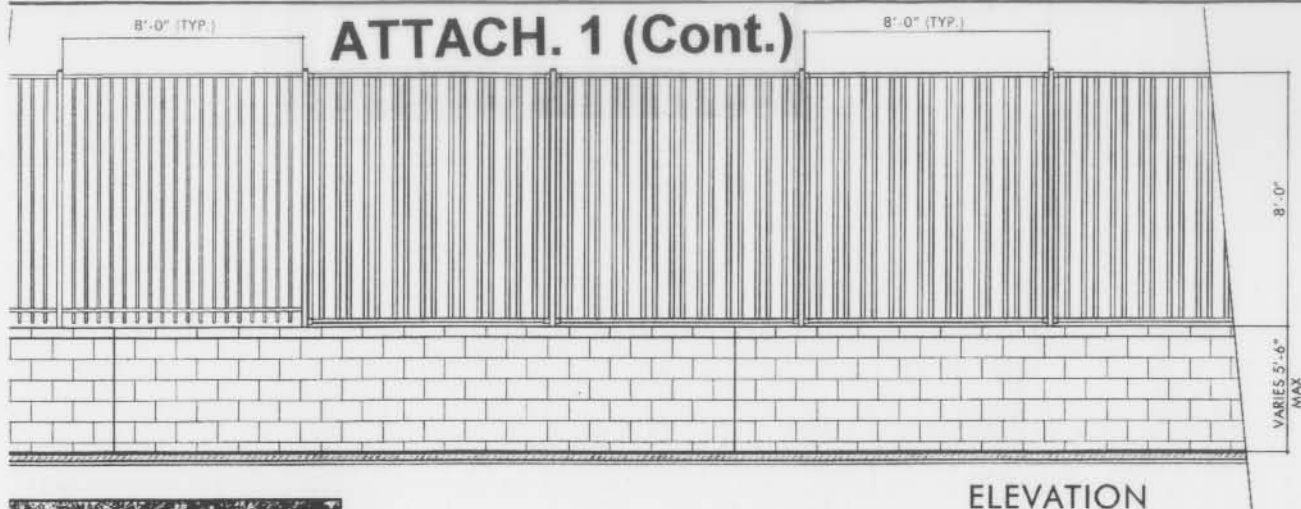


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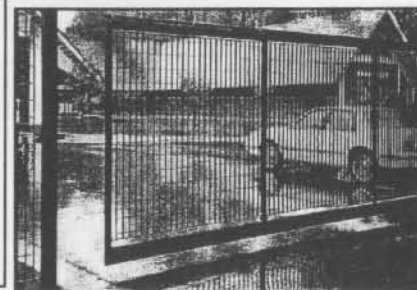
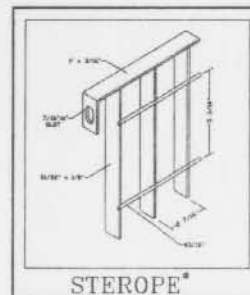
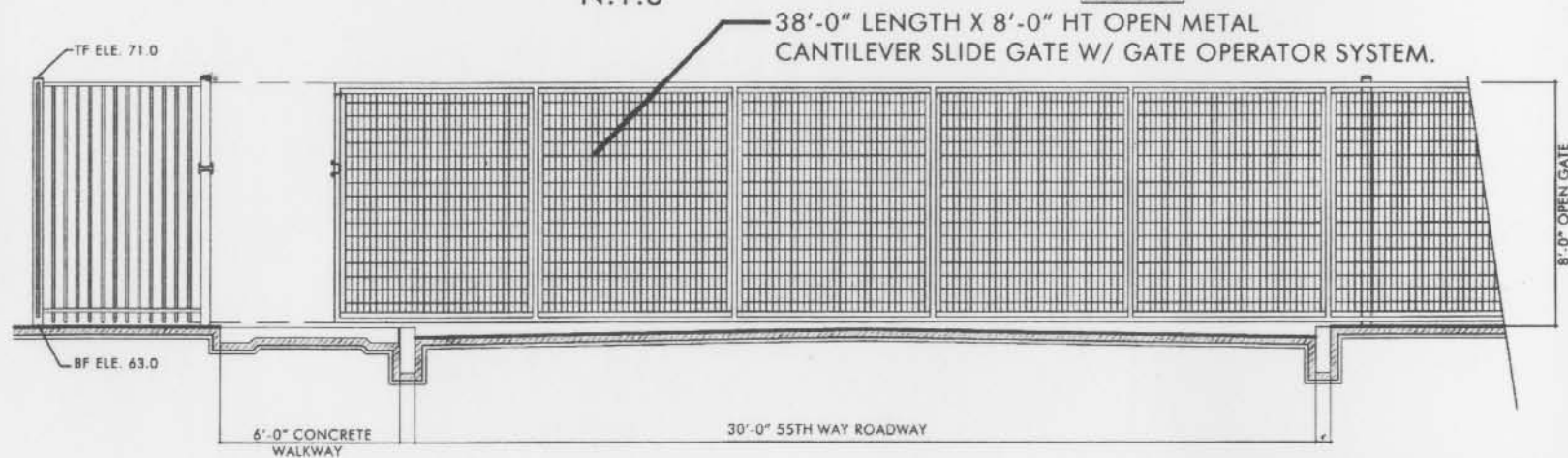
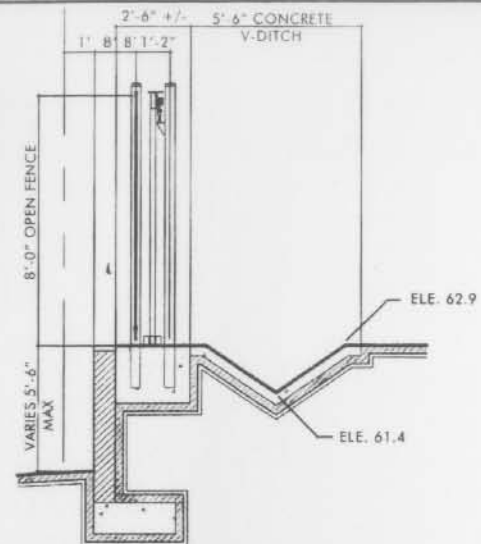


SOUTH BOUNDARY





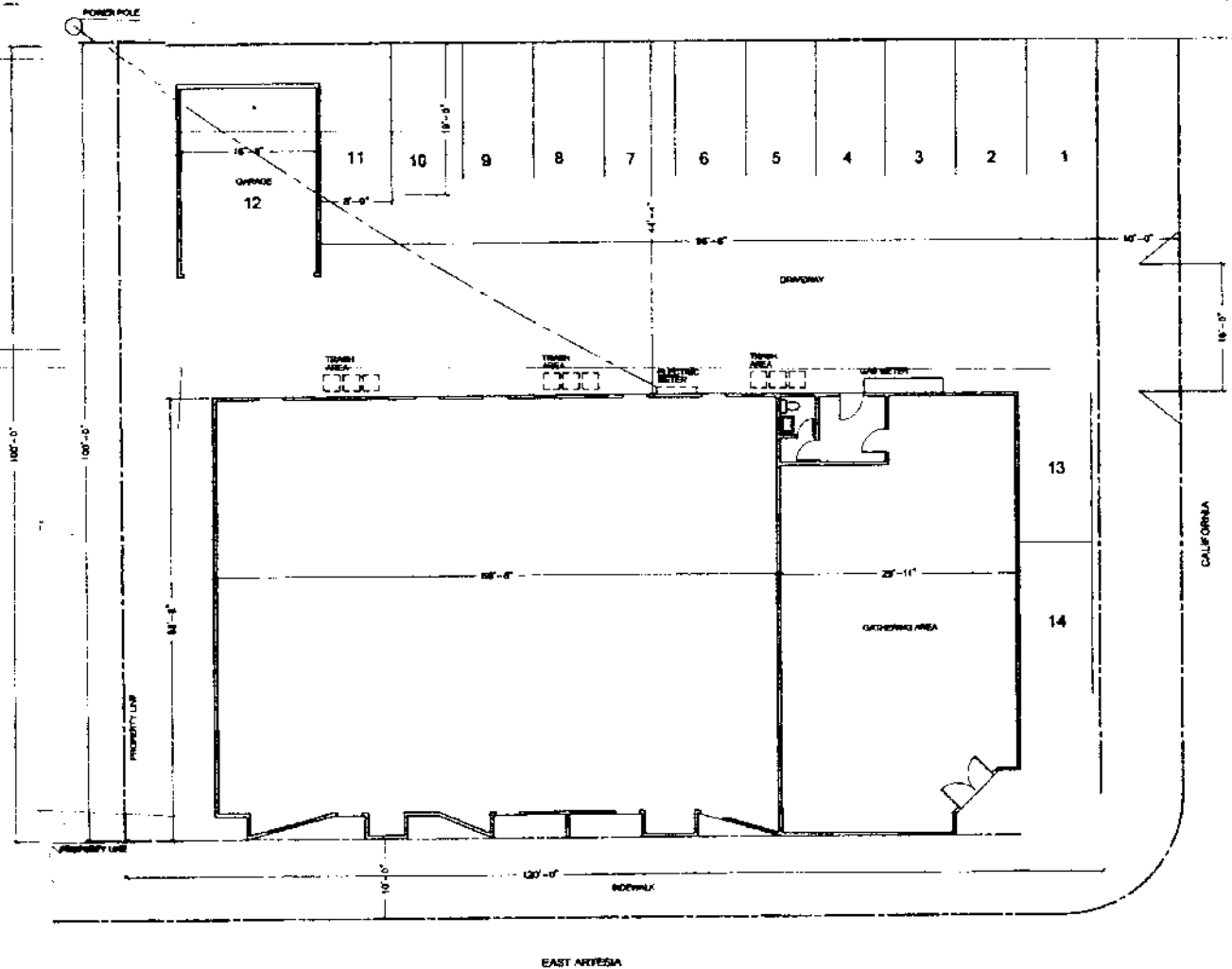
**ELEVATION  
N.T.S**



**WEST BOUNDARY**



# ATTACHMENT 2



## AREA BREAKDOWN

LOT AREA = 12,000 SQ.  
 CHURCH AREA = 1,817 SQ.  
 BUILDING AREA = 6,318 SQ.  
 GARAGE AREA = 420 SQ.



SITE PLAN / FLOOR PLAN  
 VP - 1/4" = 1' - 0"

APPROVAL	DATE

**EXISTING OFFICE BUILDING / CHURCH**  
 LOCATION : 1000 EAST ARTESIA LONG BEACH  
 OWNER : LARRY DITCHKUS  
 TEL :  

DESIGN	DATE
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	



THE UNIVERSITY OF CHICAGO



**AD STUDIOS, INC.**  
ALLAN ROSE DESIGN STUDIOS INC.  
1007 CORNEL AVE SUITE 7, JONESTOWN, CA 95031

APPROXIMATELY 100,000  
SQUARED FEET  
OF OCEANIC AREA  
WAS SHOWN ON VIDEO  
AND 100,000

HOWARD LUNDA  
2610 O-CASTY AVE.  
LONG BEACH, CA. 90801

Grading: 200

1000

2004年12月 04日  
 作者: 陈永成

1997 11-04  
1998 11-04

2000

Age Group	Percentage
18-24	10
25-34	20
35-44	25
45-54	20
55-64	15
65-74	10
75-84	5
85+	5

3P-1



STRENGTHENING VENTURE



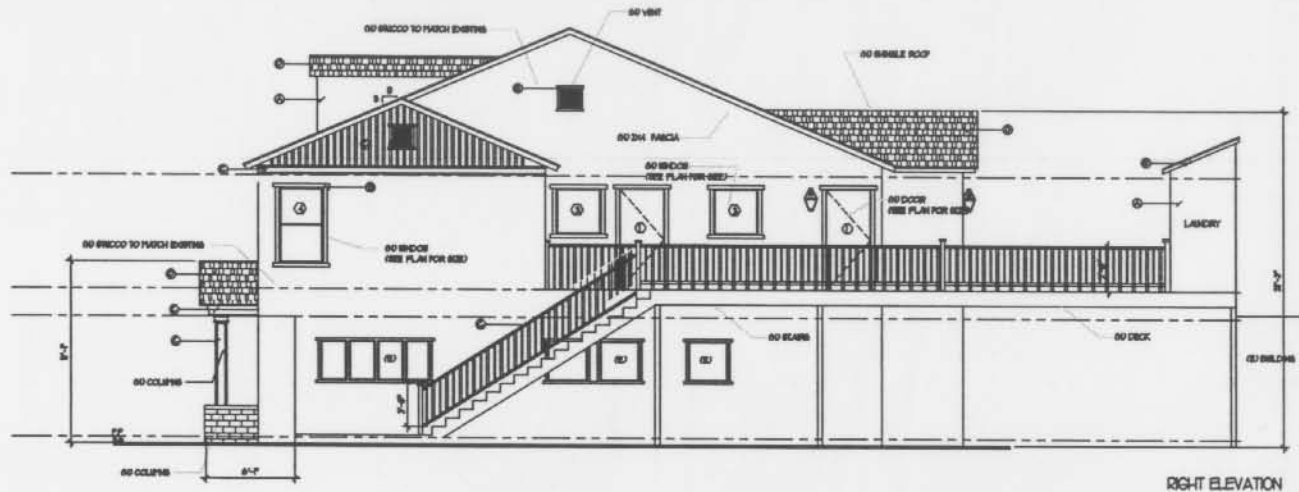
Project no. 040229  
 phase CD.  
 date 11.11.04  
 code WF = 1'-2'  
 sheet no. 26  
 sheet number 11



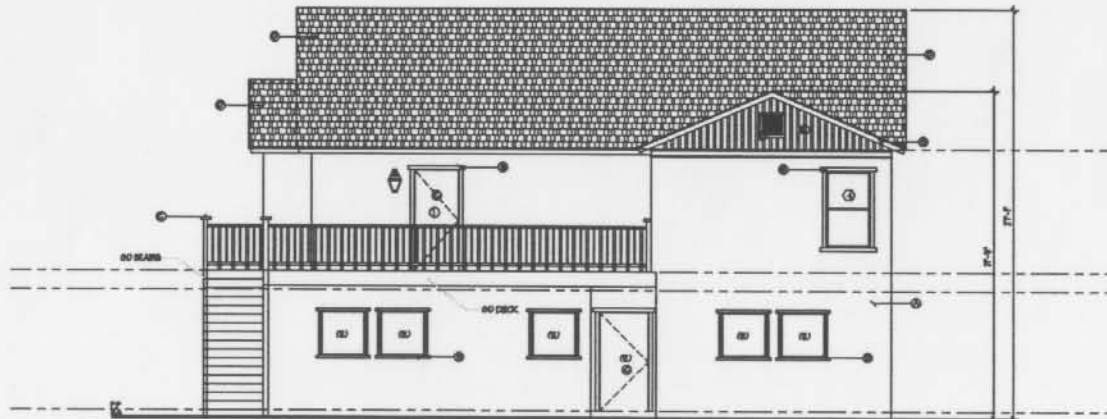
# ATTACH. 3 (Cont.)

ATTIC VENTILATION REQUIRED

CHL 2" x 12" SP. RAIL  
NO  
5 x 55 x 1/2" ALUMINUM VENTS PROVIDED  
5.2.205 - 1" OF RAIL  
NO  
5 SCREEN VENTS PROVIDED



RIGHT ELEVATION



REAR ELEVATION

\* ALL MATERIALS TO MATCH EXISTING

ITEM	TYPE	DESCRIPTION
A BRICK	LA HABRA	3-1/2" BRICKS, SHADE 1001
B NO TRIM	VISTA PAINT	SP-10 - GOLD
C DOORS + COLUMNS	VISTA PAINT	SW-02 - OFF-WHITE
D ROOFING	SOVEREIGN	PONTIAC COLOR BLEND - CEDAR SHAKE - STEEL-4
E SIDING + RAILING	VISTA PAINT	SW-02 - OFF-WHITE

**ELEVATION**  
SCALE 1/4" = 1'-0"

CONSTRUCTION NOTES

CONSTRUCTION NOTES

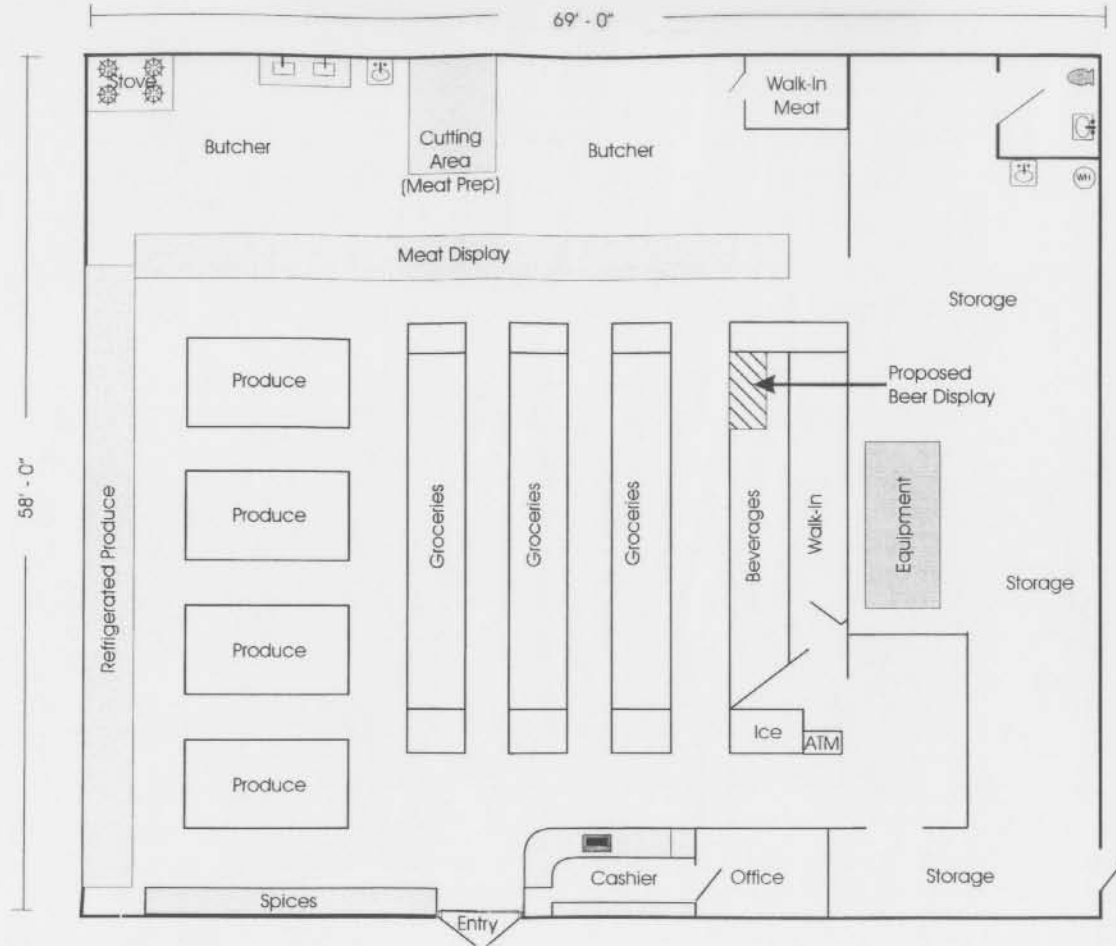
CONSTRUCTION NOTES

CONSTRUCTION NOTES

CONSTRUCTION NOTES



# ATTACHMENT 4



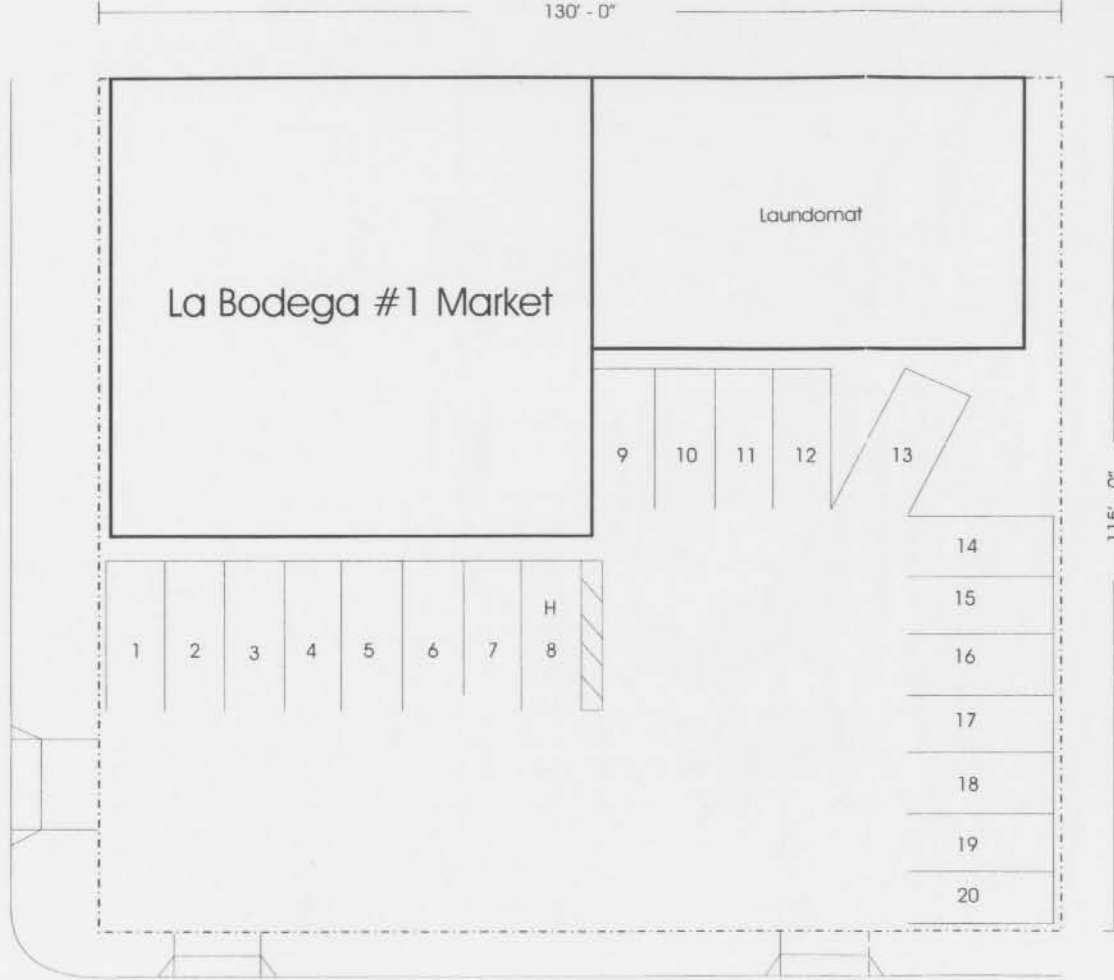
Floor Plan





# ATTACH. 4 (Cont.)

60th Street



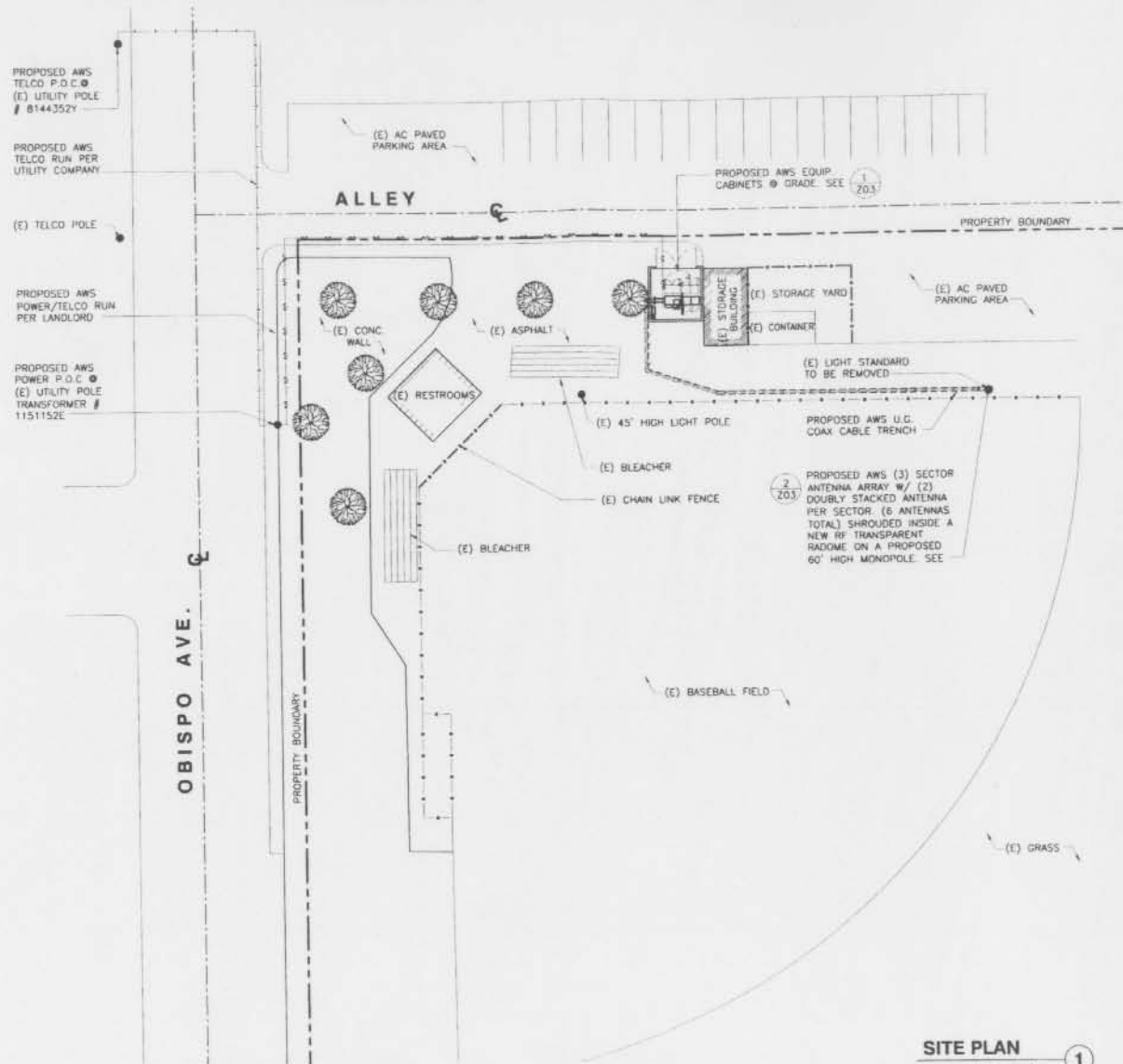
Atlantic Avenue

Site Plan

<b>SITE AREA</b>
14,950 sf
<b>BUILDING AREA</b>
Market 4,000 sf
Laundry 1,700 sf
<b>TOTAL AREA</b> 5,700 sf
<b>PARKING</b>
19 Standard
1 Handicapped



# ATTACHMENT 6



**SITE PLAN**

SCALE: 1/16"=1'-0"

0' 4' 8' 16' 32'  
SCALE: 1/8"=1'-0"



**Velocitel**

ARCHITECTURE AND ENGINEERING DIVISION  
1801 17TH AVENUE, SUITE 200  
IRVINE, CA 92614  
(949) 450-0000 FAX  
(949) 450-0001 or 1-800-450-0001  
WWW.VELOCITEL.COM

**RAMONA PARK (LONG BEACH  
CITY PARKS AND RECREATION)  
SITE NO. LSANCA0185C**

3301 E. 65TH STREET  
LONG BEACH, CA 90805



AT&T WIRELESS SERVICES  
11900 PARK PLAZA DRIVE  
CERRITOS, CA 90503

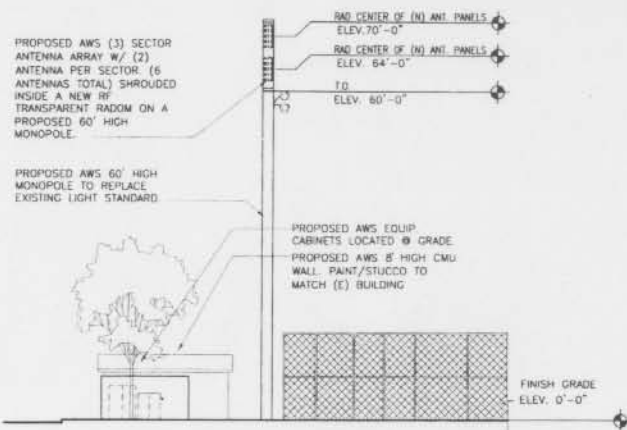
NO.	DATE	ISSUE FOR REVIEW AND COMMENTS	BY	CHK	APP'D
1	11/09/04	ISSUE FOR REVIEW AND COMMENTS	JM	JAR	JA
2		REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED: JAR	DRAWN: JM		

**SITE PLAN**

PROJECT NO.	DRAWING NUMBER	REV.
24897-511	A-LSANCA0185C-Z02	A

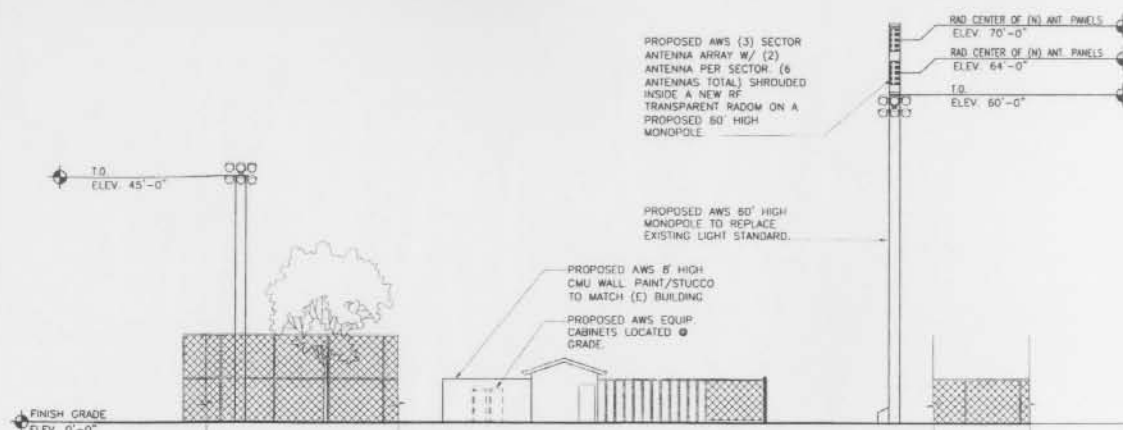


# ATTACH. 6 (Cont.)



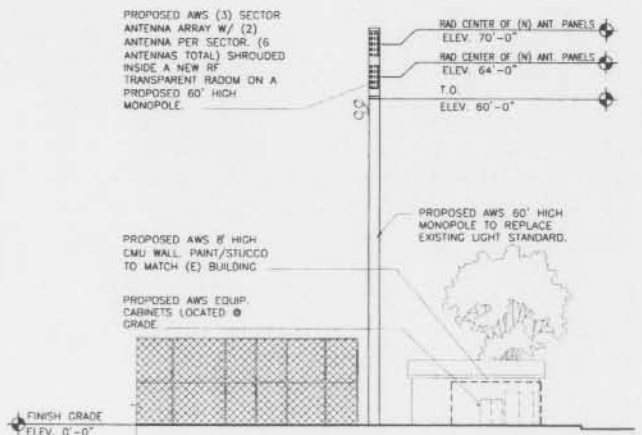
WEST ELEVATION

SCALE: 3/32"=1'-0"



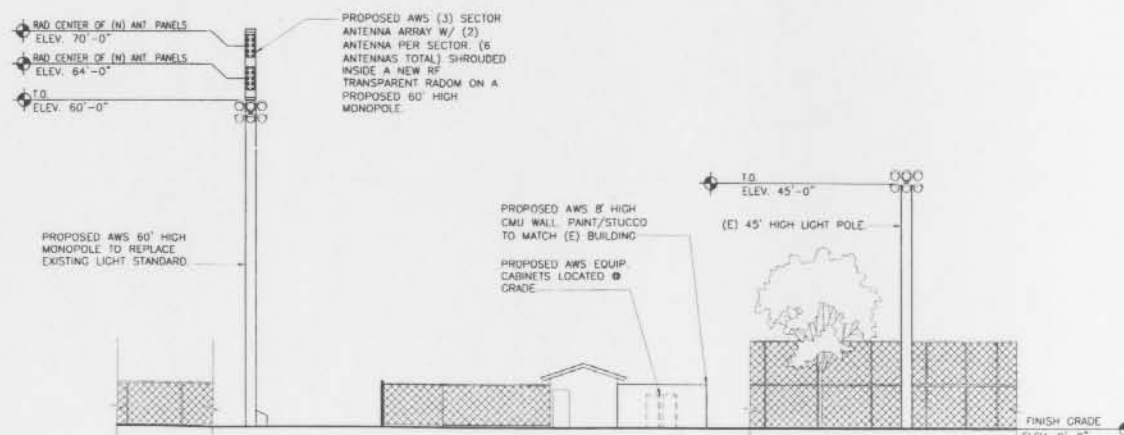
SOUTH ELEVATION

SCALE: 3/32"=1'-0"



EAST ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

SCALE: 3/32"=1'-0"

**Velocitel**

ARCHITECTURE AND ENGINEERING DIVISION  
18011 FORD AVENUE, SUITE 100  
FREMONT, CA 94538  
(925) 436-1000  
WWW.VELOCITEL.COM

RAMONA PARK (LONG BEACH  
CITY PARKS AND RECREATION)  
SITE NO. L5ANCA0185C

3301 E. 65TH STREET  
LONG BEACH, CA 90805

**AT&T**

AT&T WIRELESS SERVICES  
12900 PAVAN PLAZA DRIVE  
CORRITOS, CA 90703

NO.	DATE	ISSUE FOR REVIEW AND COMMENTS	BY	CHK	APP'D
1	11/08/04	ISSUE FOR REVIEW AND COMMENTS	JM	JAR	JR
2					
3					
4					
5					
6					
7					
8					
9					
10					

SCALE: AS SHOWN DESIGNED: JAR DRAWN: JM

ELEVATIONS

PROJECT NO.	DRAWING NUMBER	REV
24897-511	A-L5ANCA0185C - Z04	A





AT&T

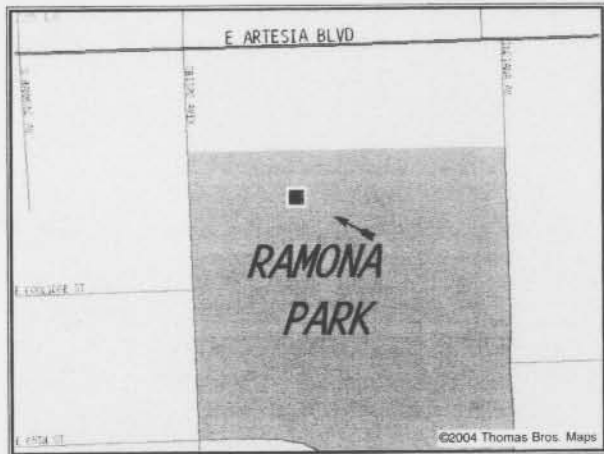
950-005-2880

# ATTACH. 6 (Cont.)

RAMONA PARK

3301 EAST 65TH STREET LONG BEACH, CA 90805

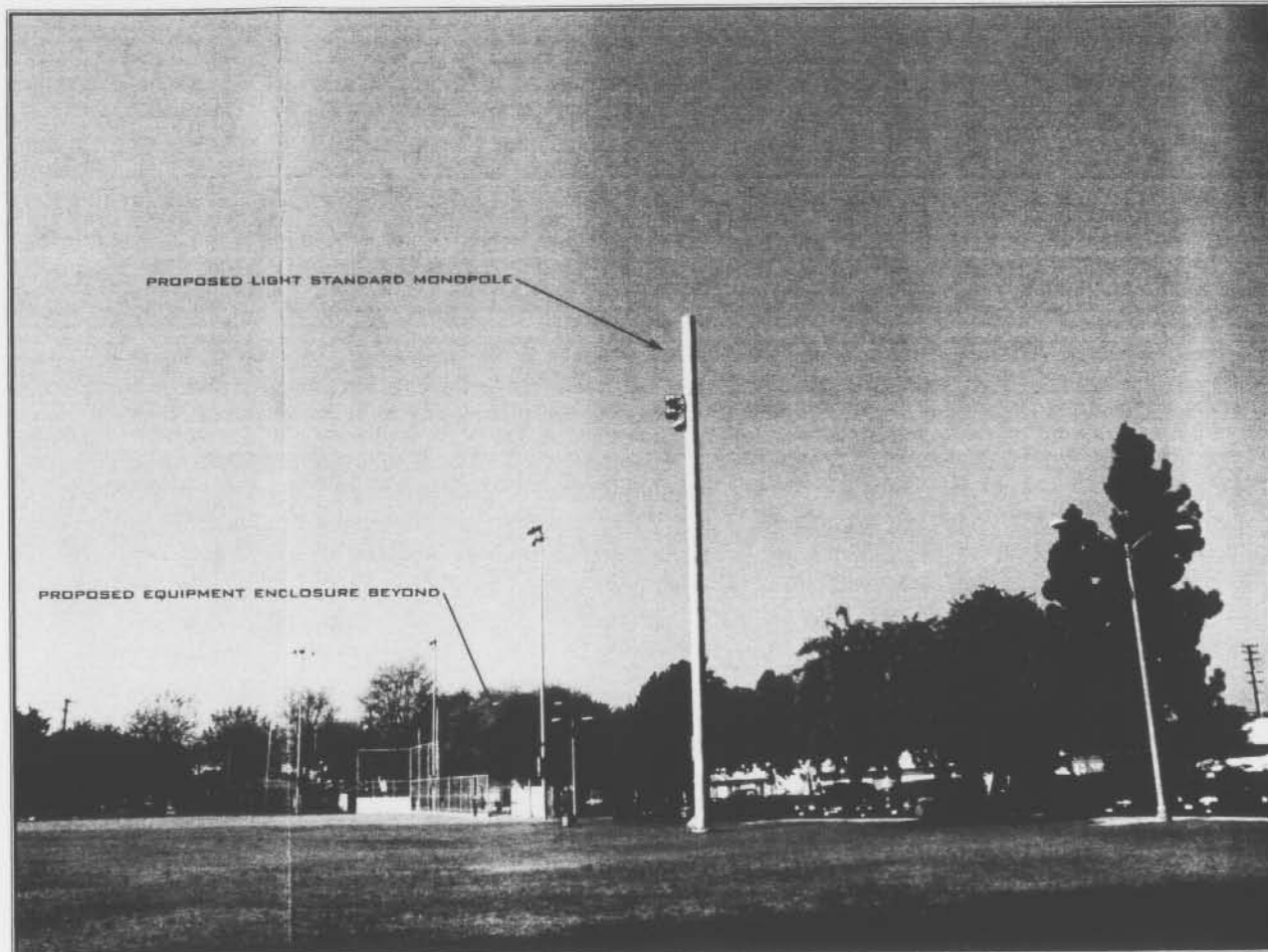
LOCATION



VIEW 2



EXISTING



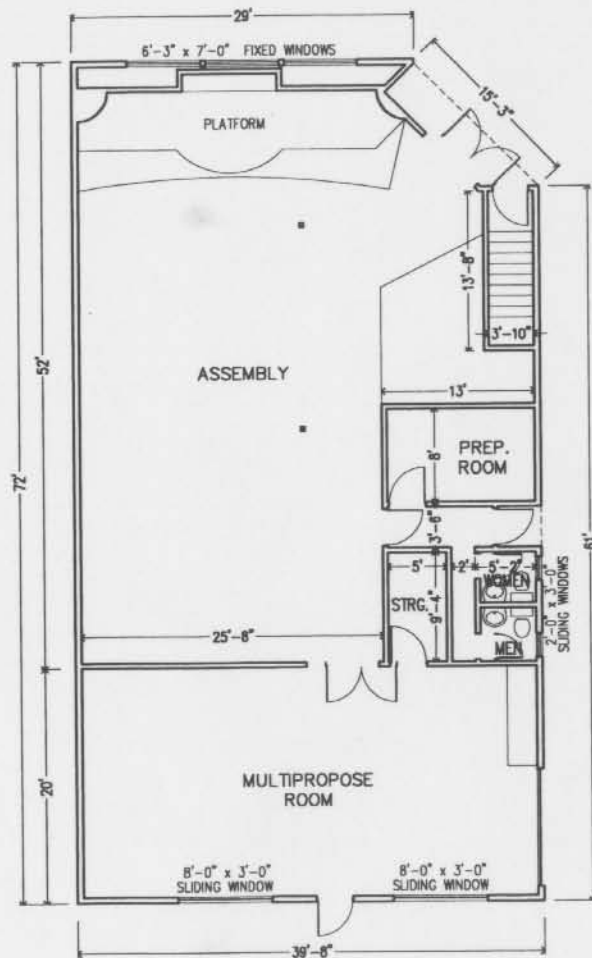
PROPOSED - LOOKING NORTHWEST FROM TENNIS COURT

ARTISTIC  
ENGINEERING  
(714) 680-31

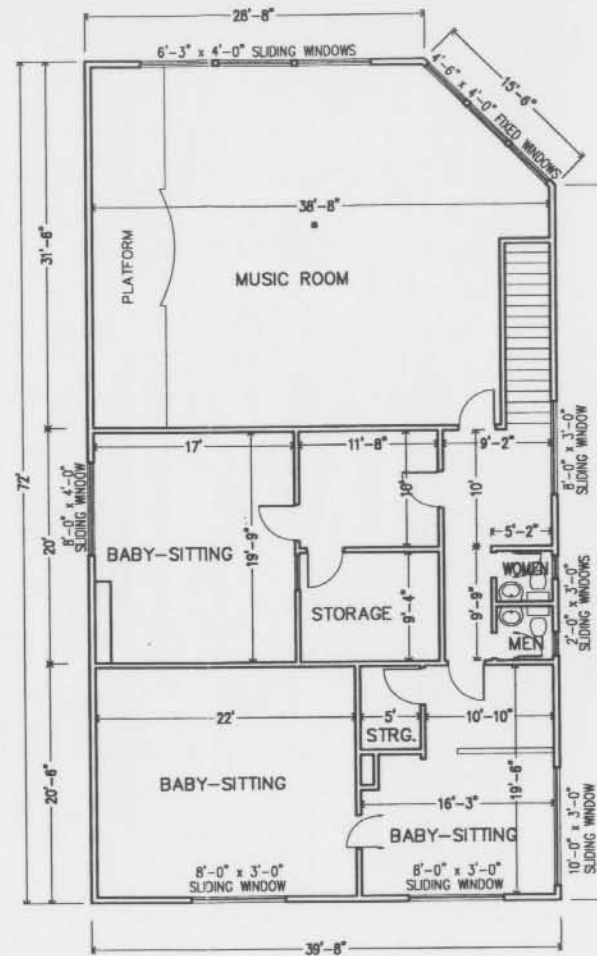
ARTISTIC ENGINEERING WARRANTS THAT THIS PHOTO SIMULATION IS AN ACCURATE REPRESENTATION OF THE SITE BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT



# ATTACHMENT 7



FIRST FLOOR



SECOND FLOOR



## FLOOR PLAN

SCALE: 3/32" = 1'



THE AMERICAN LIQUOR LICENSE EXCHANGE  
1601 CLOVERFIELD BLVD., SUITE 200  
SANTA MONICA, CA 90404  
800-711-2114

**SITUS:** IGLESIA DE DIOS ISRAELITA  
990-992 E. ARTESIA BLVD.  
LONG BEACH, CA 90805  
AMLEX 04-60

CASE No:

DATE: JANUARY 18, 2005







# ATTACHMENT 11



CR CARNEY  
ARCHITECTS

12841 Newport Avenue  
Tustin, California 92780-2711  
(714) 865-9500  
Fax: (714) 865-9501

SITE NUMBER

**CA-6325A**  
**HARCOURT**

SITE ADDRESS

161 W. VICTORIA STREET  
LONG BEACH, CA 90805

ARCHITECT

CURRENT ISSUE DATE:  
JANUARY 18, 2005

ISSUED FOR:  
ZONING SUBMITTAL

**NEXTEL**

Nextel Communications  
310 Commerce Drive  
Irvine, California 92602  
PH (714) 368-3500 Fax (714) 368-3501

APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING	L.B.	01/30/05
ZONING	N.J.M.	01/04/05
BY	R.B.	01/05/05
E.P.		
C.P.M.	A.J.C.	01/10/05

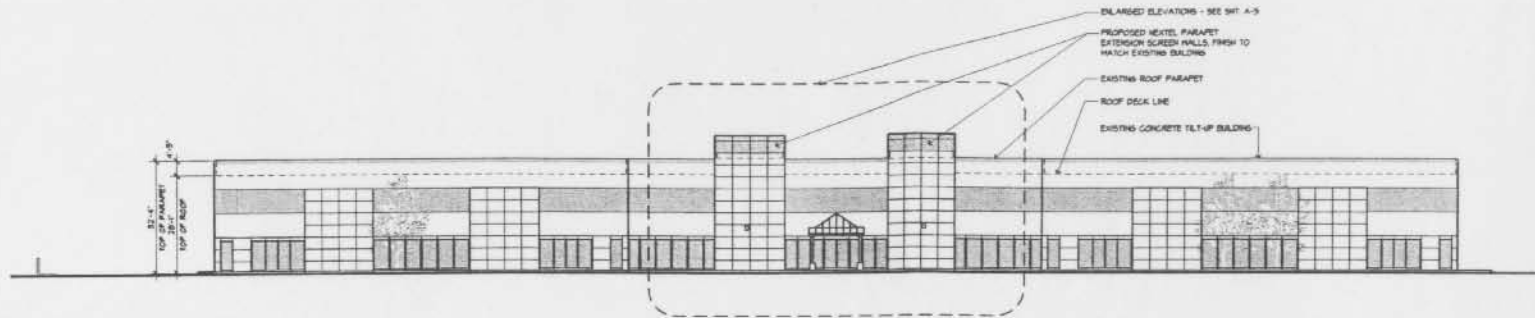
JOB NUMBER: 0454W	DRAWN BY: E.O.
SITE NUMBER: CA-6325A	CHECKED BY: T.S.L.
SITE NAME: HARCOURT	DATE: 11/18/04

SHEET TITLE

ELEVATIONS

SHEET NUMBER

**A-4**

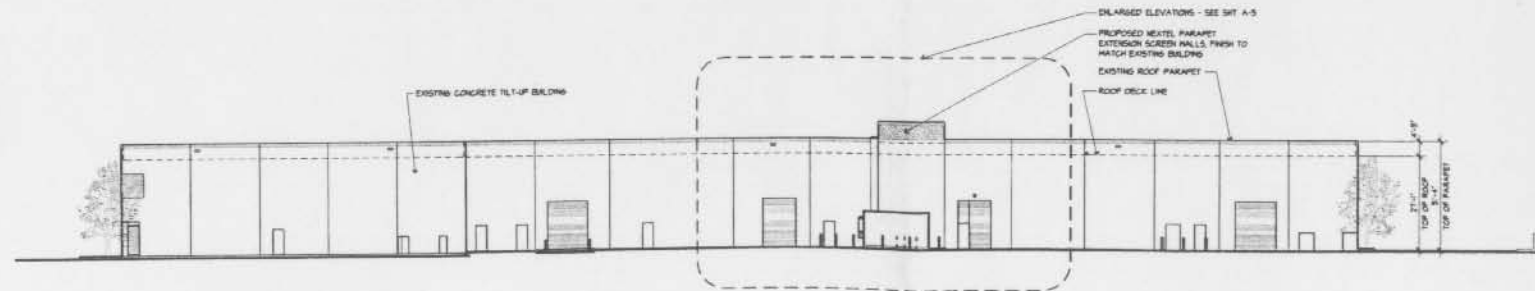


**NORTH ELEVATION**

SCALE: 1/8"=1'-0"



GRAPHIC SCALE



**SOUTH ELEVATION**

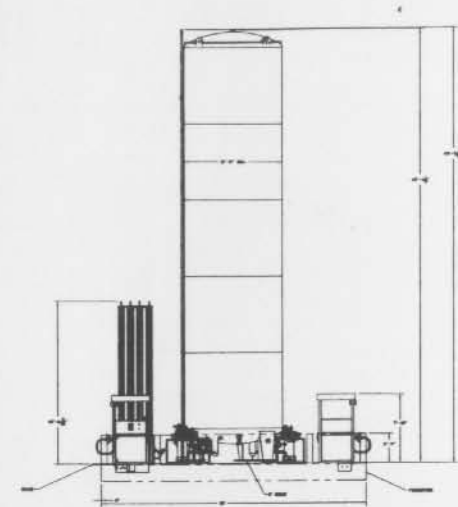
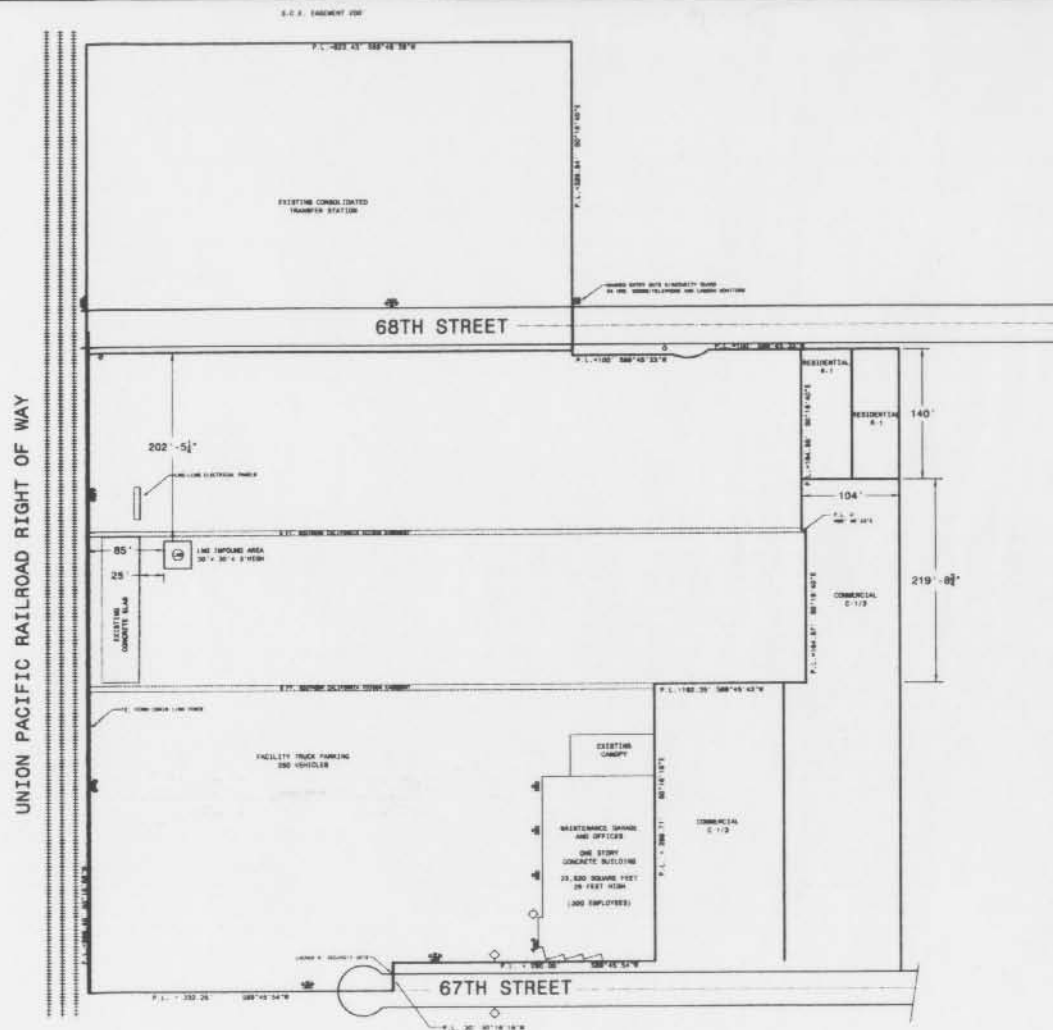
SCALE: 1/8"=1'-0"



GRAPHIC SCALE



# ATTACHMENT 13



LNG IMPOUND AREA ELEVATION

## Notes:

1. Original CUP (Conditional Use Permit) August 1998  
9805 - 11  
9805 - 18
2. See NPDES Report for site drainage details
3. Site area 184,374 S.F. - 4.2 acres  
Building 15,055 S.F.  
Area/Building Ratio = 15,055/184,374 = 8%
4. No trees on the site
5. Two site easements; SCE and PUC
6. Minimum Changes in vehicle parking; 6 parking spots will be used for the LNG Station. Vehicles will be relocated onsite.
7. Plot at Architectural "D" size 36"x 24".

SCALE	DATE
1"=40'	
DRAWN BY	DATE
CHECKED BY	DATE

DATE	REV.	DESCRIPTION	REV.	BY

Weaver Electric, Inc.

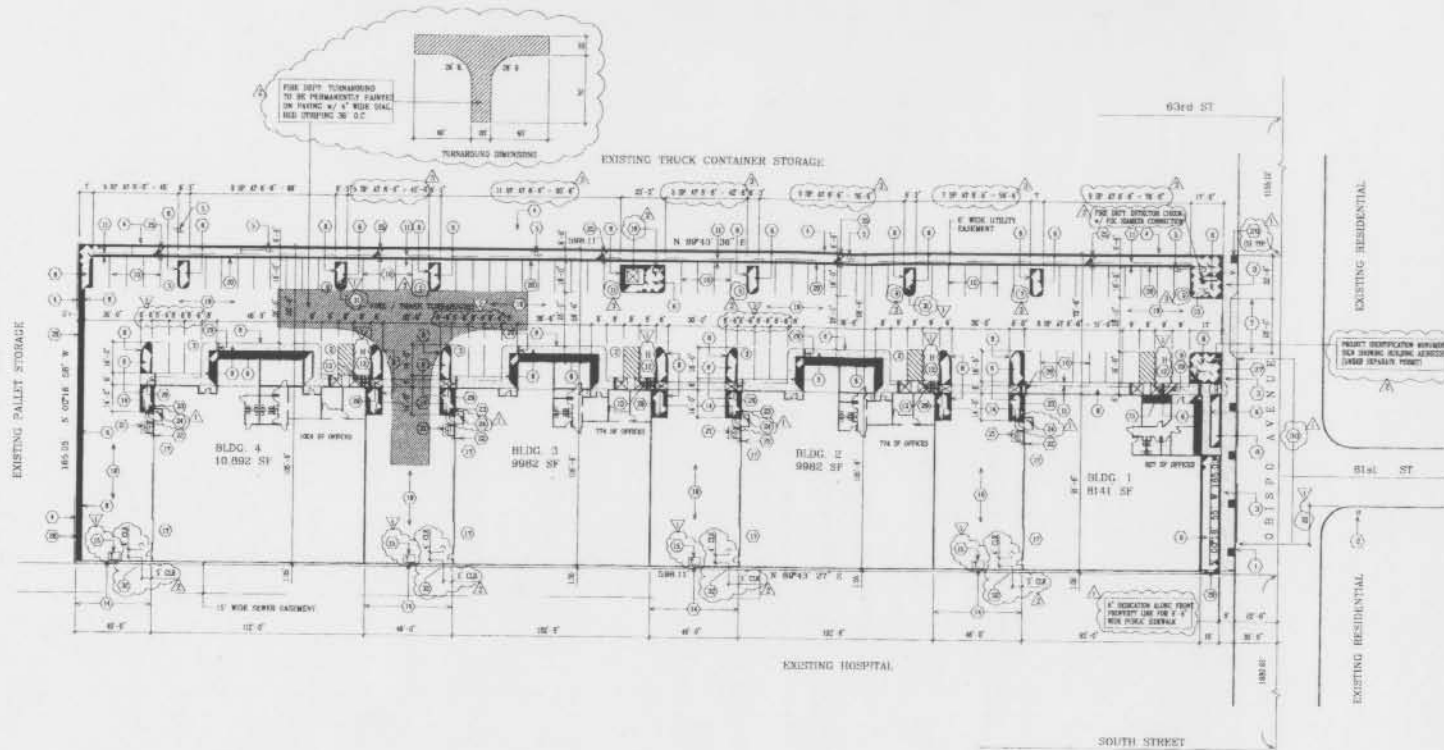
PROJECT  
Consolidated Refuse  
LNG-LCNG Fueling Station

SHEET NAME  
Consolidated Refuse  
Site Plan View

S-1



## ATTACHMENT 14



## SITE PLAN NOTES

- |    |  |    |  |
|----|--|----|--|
| 6  | EXISTING CURB & GUTTER   | 13 | POCKET WATER SERVICE TO MAIN, SEE PLUMBING SCHEDULE  |
| 7  | EXISTING FIRE HYDRANT  | 14 | PIPE SPRAWLER 8" &   |
| 8  | NEW 18" POLYESTER CONCRETE SIDEWALK 8' & NEW 18" CONC. CURB, 10' LONG  | 15 | PIPE SPRAWLER 18"  |
| 9  | NEW DEDICATION ALONG TRAIL PROPERTY LINE REQUIRED  | 16 | PIPE SPRAWLER 18"  |
| 10 | EXISTING CHAIN LINK FENCE  | 17 | PAVING LOT LIGHT STANDARDS WITH CLAMP DESIGN, SEE ELECTRICAL NOTES & DETAIL 10/2-3 (CONCRETE RETAINING WALLS)  |
| 11 | EXISTING POWER POLE  | 18 | 4' x 4' SPOWELL PER CITY STANDARDS, SEE CIVIL SCHEDULE   |
| 12 | LANDSCAPED AREA, SEE LANDSCAPE DRAWINGS  | 19 | (10' V" CONC. RETAIN & HANDRAIL EACH SIDE, SEE DETAIL 8/4-2  |
| 13 | NEW CONCRETE DRIVE APPROACH PER CITY STD.  | 20 | CONC. BLOCK RETAINING WALL, 4' & 8" HIGH CHAIN LINK FENCE, SEE DETAIL 8/4-2 (SEEDED SEEDING PLANTING)  |
| 14 | NEW 4" CONCRETE CURB PER CITY STD.   | 21 | REMOVE EXISTING CURB FACE  |
| 15 | NEW 4" THICK CONCRETE WALL   | 22 | 8" RED ZONE SHALL BE INSTALLED FROM SOUTH SIDE OF IMPROVED DRIVEWAY TO A POINT 10' SOUTH OF SOUTH CLASH FUNDAMENTATION ON BLVD. 1" COMPACT THE TRAFFIC OPERATIONS DIVISION LTD. 100' |
| 16 | PAVING STALL PAINT STRIPES PER CITY STD.   | 23 | NEW PIPE RETAINING WALL, 4' PER HILL PROTECTION SEE CIVIL SCHEDULE   |
| 17 | BARBICUT "X" PAVING STALL  | 24 | PIPE HILL PROTECTION, SEE DETAIL 10/4-13   |
| 18 | BARBICUT MESSAGE   |    |  |
| 19 | 6' & 8" HIGH CONCRETE GREEN WALL   |    |  |
| 20 | TRAFFIC SIGN LOCATION, NO ENCLOSURES   |    |  |
| 21 | TRANSFORMER & HOUSE PANEL LOCATION   |    |  |
| 22 | GREENHOUSE SIGN LOCATION   |    |  |
| 23 | 6" HIGH CONCRETE FENCE   |    |  |
| 24 | A.C. PAVING, SEE CIVIL DRAWINGS  |    |  |
| 25 | NEW CONCRETE CURB & GUTTER, 18" CONC. DRIVE  |    |  |
| 26 | ELC. INTERFERENCE IN WATERPROOFING NOTICE ON 4" THICK CONC. HAS A NEW WEAPED PROTECTION PER S.E.C. REQUIREMENTS, SEE ELECTRICAL SCHEDULE |    |  |

## S I T E P L A N



### TABULATION

SITE SUMMARY	
LAND AREA	90,736 sq. ft.
ZONE	R, E, D
PROPOSED CHANGES	30,000
CODE CLASSIFICATION	
TYPE OF CONSTRUCTION	T & S (SPRINKLED)
OCCUPANCY	R, E, S, I
	(NOT WOOD FRAMING)
CODE CITY/STATE	2000 CMC, CMC, CMC, DET
BUILDING SUMMARY	
BUILDING AREA	
OFFICE AREA	3,276 sq. ft. (8.6%)
WAREHOUSE AREA	25,637 sq. ft.
TOTAL AREA	30,000
ALLOWABLE BUILDING AREA - NOT TARMED	
ONE STORY	8,000 sq. ft.
	24,000 sq. ft.
PARKING SUMMARY	
PARKING PROVIDED	
STANDARD SPACES	60
COMPACT SPACES	0
MANUALLY OPERATED	4
TOTAL SPACES PROVIDED	64
PARKING REQUIRED	
OFFICE AREA - 1,000 TON 215	0
W/H & WARE AREA - 10,000 TON (12/1000)	75
TOTAL SPACES REQUIRED	75
LANDSCAPING SUMMARY	
LANDSCAPING PROVIDED	
	7,636 sq. ft. (7.5%)
(EAK OVERHANG NOT INCLUDED)	
OWNER / DEVELOPER	
TEAM DESIGN	
P.O. BOX 300000	
LEACH, KARYL A. (800) 520-0000	
PHONE: (714) 940-1000 FAX: (949) 967-5470	
LEGAL DESCRIPTION	



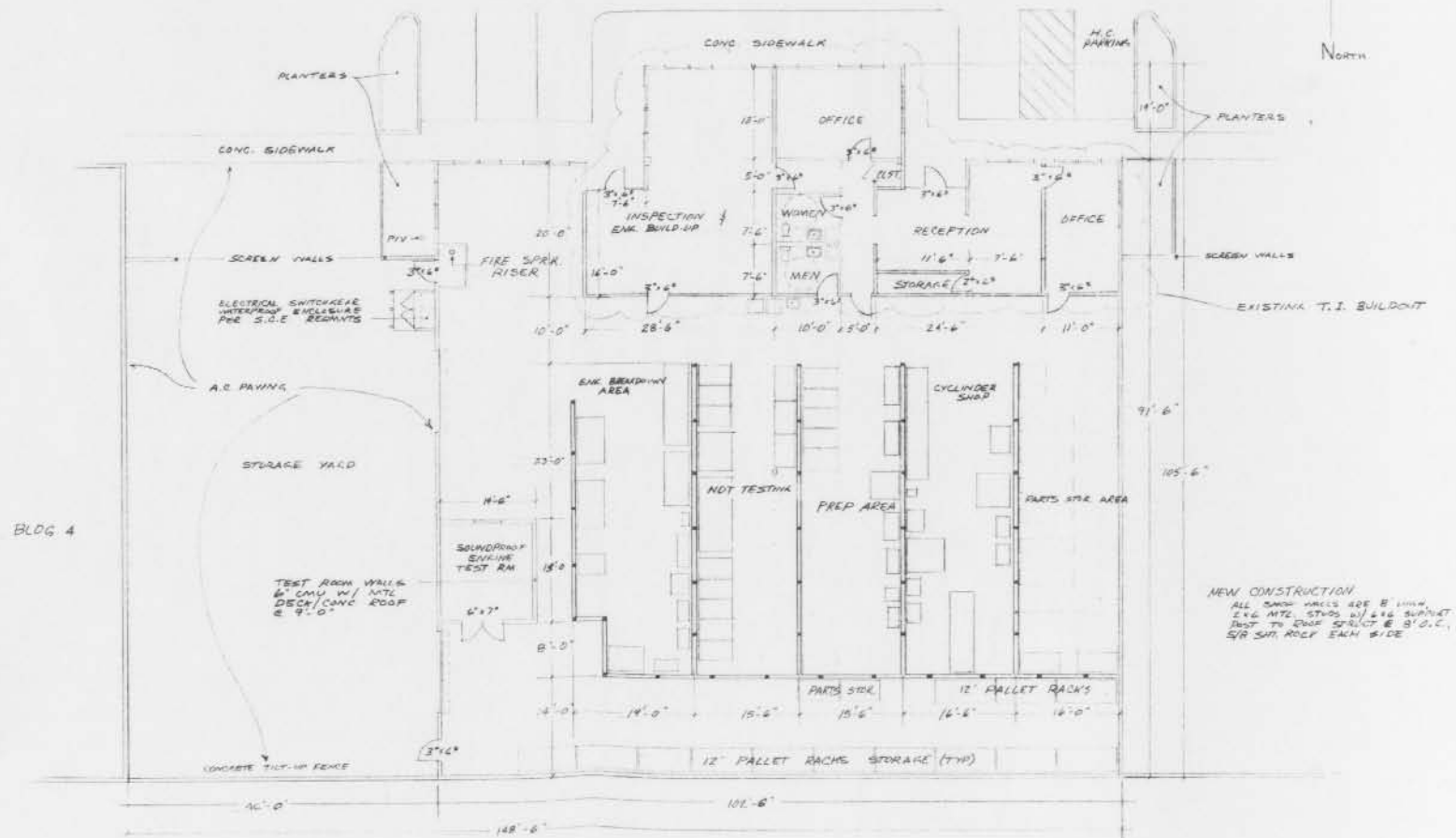
### Tim's Aircraft Engines

OBISPO BUSINESS CENTER

100



NORTH



FLOOR PLAN - SHOP LAYOUT  
BLDG. 3 - 6105 OBISPO AVENUE